084.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	771,000 / 771,000
					USE VALUE:	771,000 / 771,000
					ASSESSED:	771,000 / 771,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19	-21	ORIENT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D/ TRUSTEE
Owner 2:	389 MASS AVE REALTY TRUST
Owner 3:	
Street 1:	630 HIGH STREET
Street 2:	
Twn/City:	MEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	02155 Type:

PREVIOUS OWNER

Owner 1:	CARLSON WERNER A JR -
Owner 2:	-
Street 1:	14 BIGELOW AVE
Twn/City:	WINCHESTER
St/Prov:	MA Cntry:
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains 12,200 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1969, having primarily Vinyl Exterior and 2695 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12200.000	326,700		444,300	771,000
Total Card	0.280	326,700		444,300	771,000
Total Parcel	0.280	326,700		444,300	771,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 286.09 | /Parcel: 286.0

Legal Description

User Acct 53088

GIS Ref

GIS Ref

Insp Date 10/26/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 084.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	326,800	0	12,200.	444,300	771,100	771,100	Year End Roll	12/18/2019
2019	104	FV	307,700	0	12,200.	437,900	745,600	745,600	Year End Roll	1/3/2019
2018	104	FV	307,700	0	12,200.	336,400	644,100	644,100	Year End Roll	12/20/2017
2017	104	FV	288,500	0	12,200.	317,300	605,800	605,800	Year End Roll	1/3/2017
2016	104	FV	288,500	0	12,200.	292,000	580,500	580,500	Year End	1/4/2016
2015	104	FV	246,600	0	12,200.	272,900	519,500	519,500	Year End Roll	12/11/2014
2014	104	FV	246,600	0	12,200.	295,700	542,300	542,300	Year End Roll	12/16/2013
2013	104	FV	256,500	0	12,200.	295,700	552,200	552,200		12/13/2012

!6878!

PRINT

Date	Time
12/10/20	21:34:56

LAST REV

Date	Time
04/30/19	15:11:03

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6878

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARLSON WERNER	61681-45		4/26/2013	Change>Sale	451,000	No	No		
CARLSON WERNER	51766-114		10/7/2008	Family	1	No	No		
	11261-280		12/1/1966			No	No		N

USER DEFINED

Prior Id # 1:	53088
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2010	947	Manual	1,500					REPL WINDOW SASH
8/3/2010	944	Manual	1,500					REPL WINDOW SASH

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	HS	Hanne S
2/25/2014	External Ins	PC	PHIL C
4/17/2001	Inspected	PM	Peter M
3/27/2000	Missed Appt.	263	PATRIOT
1/20/2000	Mailer Sent		
1/20/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12200		Sq. Ft.	Site		0	70.	0.52	6			Easemen	-5	Unbuild	-15			444,285						444,300	

Total AC/HA: 0.28007 | Total SF/SM: 12200 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 444,285 | Spl Credit | Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	30.5	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.22692299
Const Adj.:	0.98245209
Adj $ / SQ:	168.755
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	470094
Depreciation:	143379
Depreciated Total:	326716

COMMENTS

EST BMT / COMMON DRIVE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
Totals			
2	8	4	

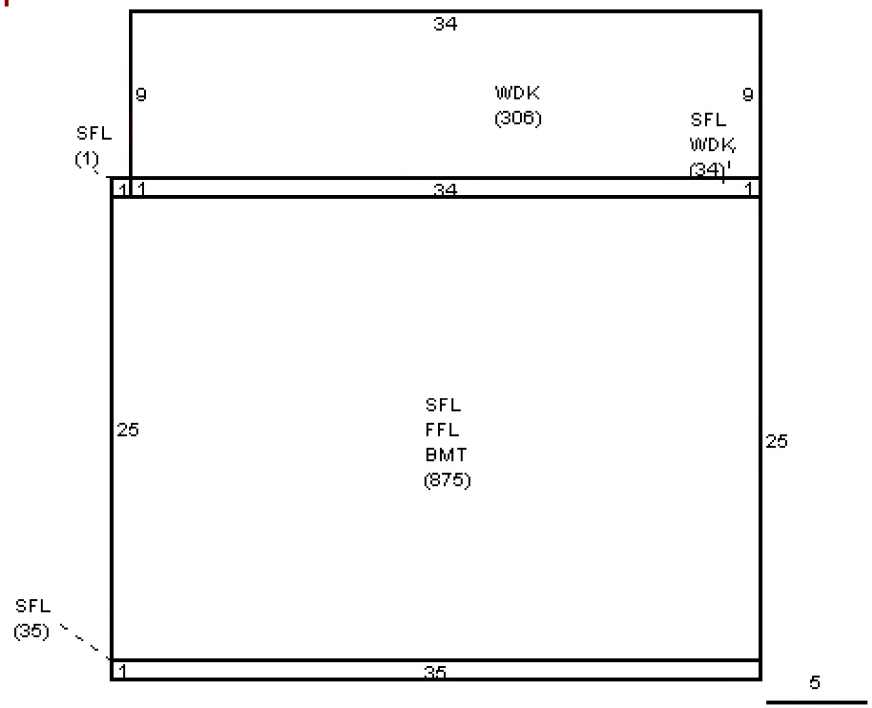
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	168.76
Special Features:	0	Val/Su Net:	107.64
Final Total:	326700	Val/Su SzAd	179.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	945	168.760	159,474
BMT	Basement	875	66.830	58,474
FFL	First Floor	875	168.760	147,661
WDK	Deck	340	8.780	2,987

Net Sketched Area:	3,035			Total:	368,596
Size Ad	1820	Gross Are	3035	FinArea	2695

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

084.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	